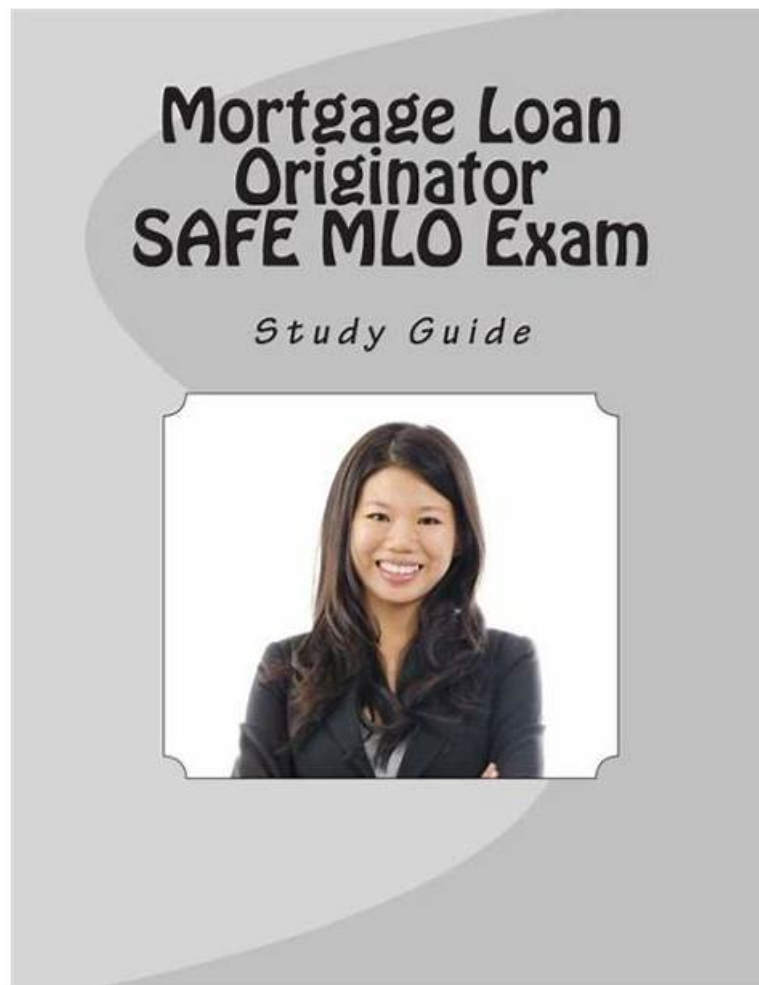


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NMLS Mortgage Loan Origination (SAFE MLO) Exam Sample Questions (Q162-Q167):

NEW QUESTION # 162

Upon becoming employed by a state-licensed mortgage company, an individual who works for a depository institution as a mortgage loan originator (MLO) shall not be deemed to have temporary authority to act as an MLO in an application state if which of the following events has occurred?

- A. The individual has submitted an application to be a state-licensed MLO in the application state and was registered in the NMLS as an MLO by the prior employer.
- B. The individual had an application for an MLO license denied or an MLO license revoked or suspended in any Governmental jurisdiction.
- C. The individual has been a witness in a trial at which the defendant was convicted of felony fraud.
- D. The individual has been subject to a court order for payment of child support.

Answer: B

Explanation:

An individual who had their MLO license application denied, or had a license revoked or suspended in any governmental jurisdiction, is not eligible for temporary authority to act as a mortgage loan originator (MLO) under the SAFE Act. Temporary authority allows registered MLOs who move to a state-licensed mortgage company to act as MLOs while their application for a state license is being processed. However, individuals with disqualifying events, such as prior license denial or revocation, lose this privilege.

Other options:

* Court orders for child support (B) and being a witness in a trial (A) do not disqualify individuals from obtaining temporary authority.

References:

* SAFE Act, 12 USC §5101

* NMLS Temporary Authority to Operate Guidelines

NEW QUESTION # 163

Which of the following facets of a loan could be considered predatory lending or steering?

- A. Fixed interest rate
- B. Prepayment penalty
- C. Cash-out
- D. Lowered interest rate

Answer: B

Explanation:

Prepayment penalties can be used as a tool for predatory lending or steering, especially if borrowers are not made aware of them or if such penalties are used to discourage refinancing or early payoff, which may not be in the borrower's best interest.

"Certain loan terms such as prepayment penalties... may be considered predatory when they are not adequately disclosed or when used to lock borrowers into unfavorable loans."

- CFPB, Protecting Consumers from Predatory Lending Practices

Cash-out and lowered interest rates are not inherently predatory, and a fixed interest rate is generally a consumer-friendly feature.

References:

CFPB, Predatory Lending

SAFE MLO National Test Study Guide

NEW QUESTION # 164

Prepaid charges include which of the following items?

- A. Credit report fee
- B. Conveyance tax
- C. Per diem interest
- D. Origination fee

Answer: C

Explanation:

Prepaid charges refer to certain upfront costs paid at closing. These include:

* Per diem interest (D), which covers the interest from the closing date to the end of the month.

Other items like origination fees (A), credit report fees (B), and conveyance taxes (C) are not considered prepaid charges; they are typically categorized as closing costs or settlement fees.

References:

* Real Estate Settlement Procedures Act (RESPA)

* TILA-RESPA Integrated Disclosures (TRID)

NEW QUESTION # 165

Which of the following information must be included in advertisements?

- A. Estimated loan closing time frames
- B. A statement of an unrealistic interest rate
- **C. An NMLS unique identifier**
- D. Mortgage loan originator contact information

Answer: C

Explanation:

The SAFE Act and Regulation Z require that all mortgage loan originator advertisements include the MLO's NMLS unique identifier. This ensures transparency and accountability.

"Any advertisement by a state-licensed mortgage loan originator must clearly show the unique identifier of the mortgage loan originator."

- SAFE Act, 12 U.S.C. § 5104(a)(2); 12 CFR § 1026.36(g)(1)

References:

SAFE Act, 12 U.S.C. § 5104

Regulation Z, 12 CFR § 1026.36(g)

NEW QUESTION # 166

Which of the following property value approaches does an appraiser use on a rental property?

- A. Sales comparison approach
- B. Cost approachB Income approach
- **C. Annual approach**

Answer: C

Explanation:

For rental properties, an appraiser will typically use the Income Approach to estimate the property's value.

This method is based on the income-generating potential of the property, which is most relevant for investment properties, including rentals.

* The Income Approach assesses the property's ability to generate future cash flow by evaluating the income that can be derived from renting it. The formula often involves determining the net operating income (NOI) and applying a capitalization rate (cap rate) to estimate value.

* This method is most appropriate for rental properties because their value is inherently tied to their profitability.

Other methods:

* Cost approach: More suited for unique properties or new construction.

* Sales comparison approach: Often used for owner-occupied properties, comparing recent sales of similar properties.

References:

Uniform Standards of Professional Appraisal Practice (USPAP)

Fannie Mae's Appraisal Guidelines for Rental Properties

NEW QUESTION # 167

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